ALL ISLAND EQUITY MIC

Q2 2025/26 (Oct, Nov, Dec) Investor Newsletter

Management is pleased to declare an annualized quarterly return of 8.02% for Q2 2025/26. During the quarter, the mortgage portfolio increased to $89.1M, with a weighted average loan-to-value of 51.95%. New mortgage fundings totaled $12.15M at an average loan-to-value of 62.11%.

Recent BC Assessment results and year-to-date sales data across Vancouver Island point to a market that is increasingly orderly and predictable. Assessed values in most Island communities have shown only modest movement, reinforcing the view that pricing has largely stabilized. At the same time, sales activity through the fall and winter has moderated seasonally, with inventory levels remaining elevated. This balance between supply and demand contributes to more rational pricing and a clearer separation between well-located, well-designed properties and secondary assets.

In this environment, management continues to operate with a strong emphasis on risk management and capital preservation. Remaining highly selective in new loan originations, prioritizing experienced borrowers, clear exit strategies, and conservative loan-to-value ratios on quality real estate in markets we know well. Equally important, actively managing the existing portfolio through regular file reviews, borrower communication, and proactive renewals or refinements where appropriate. This disciplined approach to underwriting and ongoing portfolio oversight is intended to ensure resilience across market cycles while delivering stable, risk-adjusted returns for investors.

All Island Equity MIC offers a conservative, proven approach to mortgage investing built on stability, experience, and local insight. These are the key reasons we stand apart from other mortgage investment corporations in British Columbia:

- **Historically Low Debt Leverage** – AIE MIC does not borrow to expand the portfolio. Investor capital remains secured by mortgages, avoiding the added risk and volatility that leveraged funds face when interest rates rise.
- **Local Market Focus** – Lending is focused on familiar markets, supported by decades of experience and a deep understanding of property values, borrower profiles, and neighborhood-level trends.
- **Dedicated Loan-Loss Allowance** – Management maintains a reserve account to prudently manage risk and protect investors from potential losses, ensuring the long-term strength of the portfolio.
- **Proven Track Record of Stability** – Since 1997, All Island Equity MIC has delivered steady, predictable returns through multiple market cycles, demonstrating the value of disciplined management and a conservative investment strategy.

The 2024/25 audited financial statements and Offering Memorandum are available for review. To receive a copy, please email ***investors@allislandequitymic.com*** or contact Andre Sullivan or Daniel Martinez at Integral Wealth Securities Nanaimo. There will be ongoing capital raises throughout the coming months, if you are interested in participating please contact your Integral agent to discuss. As always, management thanks you for your continued business and trust. If you have any questions related to operations, please feel free to reach out to Brad Rembold at ***investors@allislandequitymic.com***.

Historical Returns

Q2 Annualized Return	**8.02%**
1 year	**8.39%**
3 year	7.95%
5 year	7.58%
10 year	6.81%
Since Inception	6.89%
Portfolio Weighted Avg. Loan-to-Value	51.95%

Management Contact

Brad Rembold
Office: 250-244-9700
Direct: 250-729-9781
brad@allislandequitymic.com

www.allislandequitymic.com
191 Fern Road West
Qualicum Beach BC, V9K1S4

Fund information

Total Assets	$89.10M
Min. Investment	$25,000
Distributions	Quarterly
Price per share	$10
Div. Reinvestment	YES
RRSP, TFSA, RRIF Eligible	

Selling Agent

Integral Wealth Securities Limited
450 Wentworth Street
Nanaimo BC

Auditor

MNP LLP
345 Wallace St #400
Nanaimo BC